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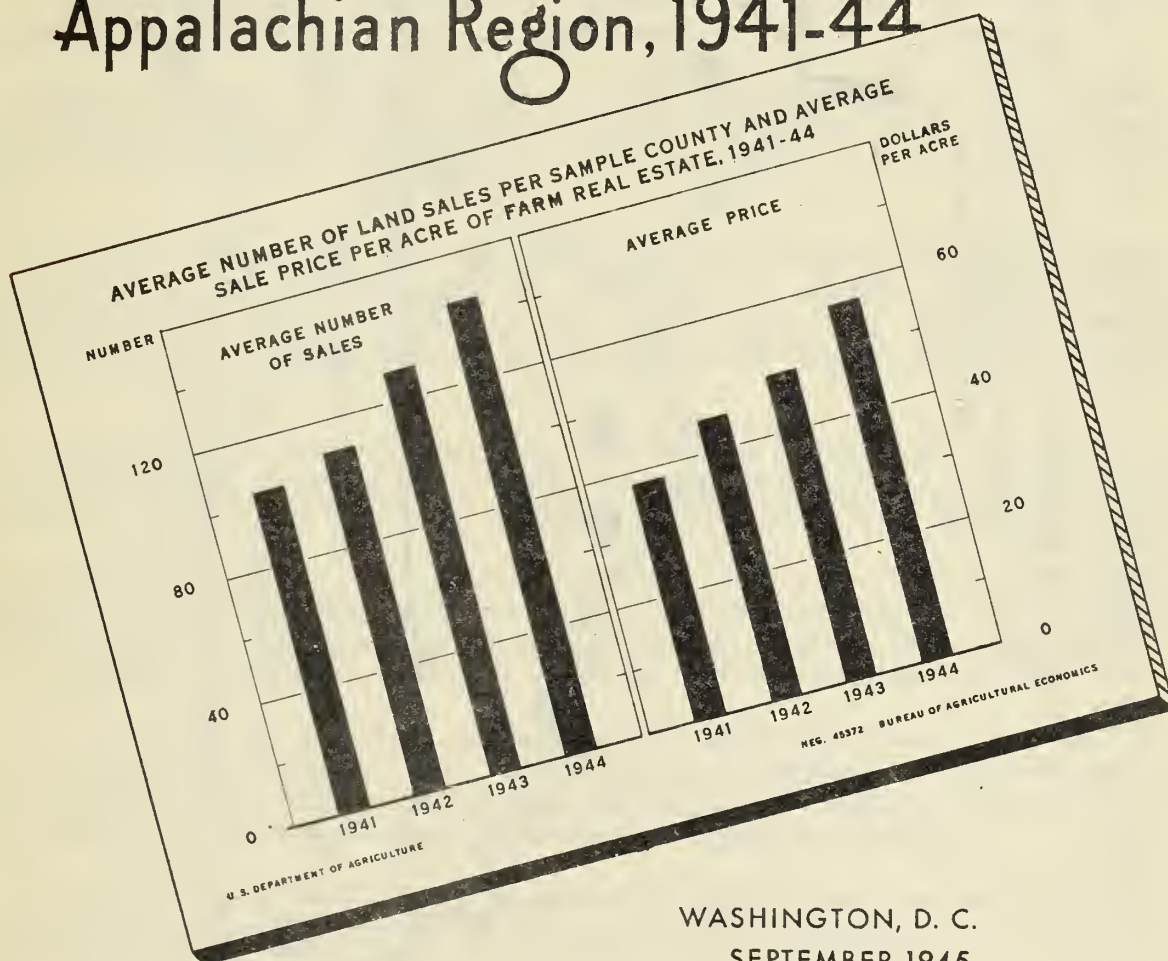
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UNITED STATES DEPARTMENT OF AGRICULTURE
BUREAU OF AGRICULTURAL ECONOMICS

Wartime

LAND MARKET ACTIVITY

Appalachian Region, 1941-44



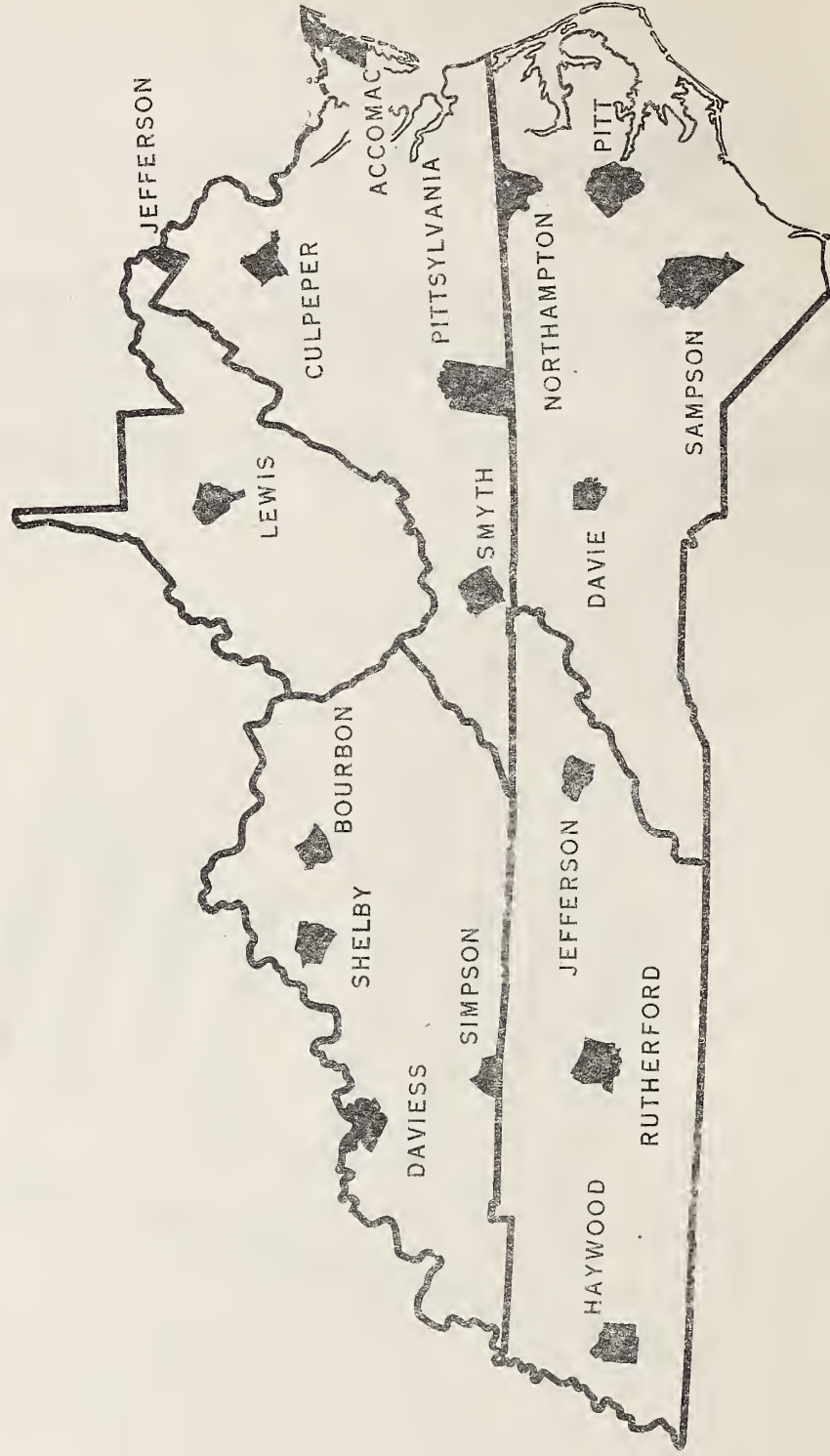
WASHINGTON, D. C.
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LAND MARKET SURVEY SAMPLE COUNTIES

UNITED STATES DEPARTMENT OF AGRICULTURE

Bureau of Agricultural Economics

Appalachian Region



SUMMARY

The number of voluntary sales in the 17 selected counties increased from 1,754 in 1941 to 2,475 in 1944; an increase of 41 percent. From 1941 to 1944 the total acreage transferred increased from 154,388 to 206,309 acres, or 34 percent. Approximately 16 percent of the total number of farms were transferred, and almost one-fifth (18 percent) of the total land in farms was sold during the 4-year period.

Buyers of farm land in the 17 selected counties during 1944 paid prices averaging 50 percent above the average paid in 1941. The average price per acre advanced from \$38 in 1941 to \$45 in 1942; \$49 in 1943; and \$57 in 1944.

Little change occurred in the proportion of transfers, for which all cash was paid. Each year since 1941 over half (53 to 57 percent) of the total transfers were for cash.

No significant change has taken place since 1941 in the relative importance of purchase money mortgages, other new mortgages, and assumed mortgages.

Buyers in the 17 selected counties incurred indebtedness of 2.0 million dollars for land purchased in 1941, and 3.8 million dollars in 1944. Total consideration involved in the transfers was 5.6 million dollars in 1941 and 10.9 million dollars in 1944.

The ratio of mortgage debt to sales price for credit-financed sales decreased from 69 percent in 1941 to 63 percent in 1944, but the average indebtedness per acre increased from \$28 to \$38. In 7 of the 17 selected counties, the average mortgage debt per acre of encumbered sales in 1944 exceeded the average price of all sales in 1941.

Individuals provided almost three-fifths (58.5 percent) of the credit advanced to buyers for financing purchases in 1944, compared with only 37.6 percent in 1941. This source of credit has increased in relative importance each year since 1941.

During the 4-year period, 1941-44, the proportion of sales by individuals increased, and the proportion of sales by corporations decreased. The proportion of sales made by estates remained practically unchanged. Individuals sold three-fourths of the properties transferred in 1941, compared with four-fifths in 1944.

Farmer buyers purchased 85 percent of the properties transferred in 1941, compared with only 70 percent in 1944. Owner-operators declined in importance as buyers of farm land, while nonfarmers increased. No significant change occurred in the relative proportion of farm real estate transfers purchased by tenants.

The percentage of all buyers intending to operate has decreased each year since 1941. The proportion of buyers intending to operate decreased from 87 percent in 1941 to 75 percent in 1944.

Resales of farm properties purchased since December 31, 1940, accounted for 14 percent of all farm real estate transfers in 1944. Two-fifths (41 percent) of tracts resold involved land held by the seller less than 1 year.

An average of 27 percent increase in price was realized from resales made in 1944 on properties that had been held less than 4 years.

WARTIME LAND MARKET ACTIVITY

Appalachian Region, 1941-44

By Magnus B. Johnson, Agricultural Economist

CONTENTS

	Page
Introduction.....	1
Volume of transfers and acreage transferred.....	3
Price per acre.....	9
Financing farm purchases.....	11
Type of sellers.....	20
Type of buyers.....	21
Resales of farm land.....	23

INTRODUCTION

This report, covering 4 years of wartime land market activity in the Appalachian Region, is a summary of data obtained from recordings of voluntary farm real estate transfers in 17 selected counties in the Appalachian Region, which includes North Carolina, Tennessee, Kentucky, Virginia, and West Virginia (fig. 1).

In an effort to supply current information on the farm real estate market, data relating to voluntary transfers of farm land were obtained in selected counties by quarters for a 4-year period (1941-44). Quarterly reports, which show yearly comparisons by quarters have been prepared since the beginning of 1942. The farm real estate market is highly seasonal and differs from one quarter to another. Comparisons used in this report are mainly for the years 1941-44, without regard to specific quarters or individual counties, except where these are pertinent. Yearly comparisons are more significant than quarterly comparisons because seasonality differences are eliminated.

Data presented in this report are based on voluntary transfers of farm lands, therefore, transfers having the following characteristics were not included: (1) forced transfers such as sheriffs' sales, judgments, foreclosures, etc.; (2) "love and affection" deeds or similar transfers; (3) deeds transferring limited rights and undivided interests; (4) transfers of less than 10 acres; (5) deeds recorded 12 months or more after date of sale; (6) tracts known to be transferred for purposes other than agricultural use, such as mining, oil, gas, or other subsurface rights, or rights-of-way, reservoir sites, recreational use, etc.

Data on number of voluntary transfers acreage, date of sale, price, and type of financing of sales made since January 1, 1941, were obtained from county deed and mortgage records, 1/ Information as to type of seller and buyer, motive for sale,

1/ Data for Bourbon and Shelby Counties, Kentucky, were provided through the cooperation of the Kentucky Agricultural Experiment Station.

reason for buying, and intent of buyer, was obtained through interviews with local people such as county agents, Agricultural Adjustment Agency employees, and county officials, and by use of questionnaires sent to both parties of the transfer.

During the war period the national income has risen materially as a result of higher prices for agricultural products and other raw materials, and increased industrial employment and wages. Improved agricultural income, together with high non-farm incomes, have resulted in a large volume of liquid funds in the hands of prospective buyers, thus contributing to the strong demand for agricultural land in the last 4 years.

Higher farm income is considered to be the chief factor causing higher land prices. In the Appalachian Region, cash receipts from farm marketings, excluding Government payments during the year 1944 averaged 95 percent more than in 1941 (table 1). Prices of farm land rose from an average of \$38 an acre in 1941 to \$57 an acre in 1944.

Table 1.- Cash receipts from farm marketings, by States, Appalachian Region, 1941-44

State	Total cash receipts <u>1/</u>				Increase	
					1941	to
	1941	1942	1943	1944 <u>2/</u>	1941	1944
	1,000	1,000	1,000	1,000	Percent	
	dollars	dollars	dollars	dollars		
North Carolina	283,102	424,206	482,544	611,415	116.0	
Virginia	153,610	213,358	272,563	314,905	105.0	
Kentucky	186,176	264,782	341,061	355,371	90.1	
Tennessee	189,336	237,339	299,043	315,003	66.4	
West Virginia	48,831	64,611	80,352	84,721	73.5	
Appalachian Region	861,055	1,204,296	1,475,563	1,681,415	95.3	

1/ Exclusive of Government benefit payments.

2/ Preliminary.

Farm Income Situation, BAE, June 1944 and April 1945.

For the United States as a whole the index of prices received by farmers (August 1909-July 1914 = 100) was 195 in 1944, which is 82 percent above the 1935-39 average of 107. 2/ For all crops the index of prices received by farmers in 1944 was

2/ The Agricultural Situation, BAE, June 1945.

194 or double that of the 1935-39 average of 97, and 83 percent above the 1941 level. The index of prices received by farmers for tobacco has more than doubled. The 1944 index was 102 percent above the 1935-39 average, and 123 percent above the 1941 level.

Most of the land was bought by farmers and many farms are selling at prices above their long-time earning capacity. Although more than half the sales made in 1944 were for cash, this represents less than half of the total acreage transferred. If farmers go heavily in debt for land that is overvalued in terms of "normal prices," difficulty may be experienced in meeting mortgage payments should the price of farm products decline to 1935-39 levels. Even if such farms are purchased for cash, large capital losses may be incurred.

Farmers are not the only group with higher incomes. The rapid increase in deposits in "country" banks indicates an increase in liquid funds available for investment in farm land, which will be a contributing factor to a continued rise in land prices. In the five States of the Appalachian Region the average monthly deposits in "member" banks in places of 15,000 or less increased from \$284,260,000 in 1941 to \$734,681,000 in 1944 (table 2). Although only a part of these funds will go into actual land purchases, many individuals will invest their money in land, and the banks themselves are likely to become more liberal in their lending policies, as they accumulate a large amount of funds available for loans

Table 2.- Average monthly gross demand deposits of member banks in places of less than 15,000 population, Appalachian Region, 1941-44

State	Average monthly demand deposits 1/				Increase 1941 to 1944 Percent
	1941	1942	1943	1944	
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	
North Carolina	38,218	53,363	76,187	93,998	146.0
Virginia	89,496	120,482	179,408	218,879	144.6
Kentucky	64,070	86,526	136,540	183,936	187.1
Tennessee	44,989	61,788	95,985	125,314	178.5
West Virginia	47,485	60,074	85,206	112,554	137.0
Appalachian Region	284,260	382,233	573,326	734,681	158.5

1/ Based upon data reported by member banks of the Federal Reserve System.

VOLUME OF TRANSFERS AND ACREAGE TRANSFERRED

The number of voluntary sales in the 17 selected counties increased from 1,754 in 1941 to 2,475 in 1944; an increase of 41 percent. For the individual counties, all but 1 (Jefferson County, Tennessee) showed a considerable increase in the number of sales (table 3). The largest increases in number of sales occurred in Davie County,

North Carolina, and in Rutherford County, Tennessee; 99 and 88 percent, respectively. Five of the 17 counties showed an increase in number of sales each year over the previous year since 1941.

Total acreage transferred has followed relatively the same pattern as the number of transfers, except that from 1943 to 1944 the rise was only 4.5 percent, as compared with 12.5 percent rise in number of transfers. From 1941 to 1944 the total acreage transferred increased from 154,388 to 206,309 acres, or 34 percent (table 4). Change in the number of sales and acreage transferred in the counties followed a different pattern throughout the 4 years studied. All but 3 counties showed an increase in the total acreage transferred in 1944 over 1941. The largest increases in total acreage transferred occurred in Daviess County, Kentucky, and in Rutherford County, Tennessee. In Daviess County, Kentucky, the total acreage transferred more than doubled from 1941 to 1944. Four of the 17 counties showed an increase in total acreage transferred each year over the previous year since 1941.

Table 5 shows the total number of voluntary transfers 3/ and total acreage in voluntary transfers expressed as a percentage of total number of farms and total area in farms (United States Census 1940).

For the group of counties throughout the region, approximately 16 percent of the total number of farms 4/ were transferred during the 4-year period. From 1941 through 1944 the proportion of total farms transferred ranged from 7.2 percent in Pitt County to 28.1 percent in Davie County, North Carolina. In 5 of the 17 counties over one-fifth of the total number of farms were transferred during the 4-year period. In 2 of those counties (Davie County, North Carolina, and Simpson County, Kentucky) over one-fourth of the total farms were transferred. In 1944 approximately 5 percent of the total number of farms were transferred. The range was from 2.1 percent in Pitt County to 9.8 percent in Davie County, North Carolina.

Almost one-fifth (18 percent) of the total land in farms 5/ was sold during the 4-year period. The greatest activity occurred in Haywood County, Tennessee; and Accomack County, Virginia, where over one-fourth of the total land in farms was sold during the 4-year period 1941-44. The least activity occurred in Lewis County, West Virginia, where the acreage sold amounted to less than one-tenth of the total land in farms. In 1944 approximately 5 percent of the total land in farms was sold. The range was from 3.2 percent in Bourbon County, Kentucky, to 7.6 percent in Accomack County, Virginia.

3/ Voluntary transfers includes tracts of 10 acres and over in size, some of which are parts of farms. The computation includes farms transferred more than once during the 4-year period.

4/ Number of transfers divided by number of farms according to 1940 Census of Agriculture.

5/ Total acreage in voluntary transfers divided by total area in farms according to 1940 Census of Agriculture.

Table 3.- Voluntary transfers of farm real estate and percentage change, 17 selected counties, Appalachian Region, 1941-44

State and county	Number of transfers				Percentage change 1/			
	1941	1942	1943	1944	1942 1941	1943 1942	1944 1943	1944 1941
	Number	Number	Number	Number	Percent	Percent	Percent	Percent
<u>North Carolina:</u>								
Davie	75	75	129	149	0	72	16	99
Northampton	97	92	93	132	-5	1	42	36
Pitt	90	79	120	118	-22	52	-2	31
Sampson	246	333	332	340	35	*	2	38
Total	508	579	674	739	14	16	10	45
<u>Virginia:</u>								
Accomack	98	69	118	141	-30	17	19	44
Culpeper	67	74	72	88	10	-3	22	31
Pittsylvania	151	192	211	237	27	10	12	57
Smyth	83	95	129	114	14	36	-22	37
Total	399	430	530	580	8	23	9	45
<u>Kentucky:</u>								
Bourbon	44	54	59	46	23	9	-22	5
Daviess	129	155	166	228	20	7	37	77
Shelby	71	96	122	101	35	27	-17	42
Simpson	76	90	100	114	18	11	14	50
Total	320	395	447	489	23	13	9	53
<u>Tennessee:</u>								
Haywood	140	136	145	152	-3	7	5	9
Jefferson	132	109	126	113	-17	16	-10	-14
Rutherford	144	171	176	262	19	3	49	82
Total	416	416	447	527	0	7	7	27
<u>West Virginia:</u>								
Jefferson	32	23	33	37	-28	43	12	16
Lewis	79	29	68	103	-63	77	51	30
Total	111	52	101	140	-53	94	39	26
Region (total 17 counties)	1,754	1,872	2,199	2,475	7	17	13	41

1/ Minus sign denotes a decrease.

*Decrease of less than 1 percent.

Table 4.- Total acres in voluntary transfers, and percentage change, 17 selected counties, Appalachian Region, 1941-44

State and county	Acreage transferred				Percentage change ^{1/} from 1941 to:		
	1941	1942	1943	1944	1942	1943	1944
	Acres	Acres	Acres	Acres	Percent	Percent	Percent
<u>North Carolina:</u>							
Davie	5,413	4,967	10,971	8,352	92	103	54
Northampton	7,918	10,160	9,306	8,349	28	18	5
Pitt	7,939	6,315	10,097	11,545	-20	27	45
Sampson	14,241	25,519	26,049	22,356	79	83	57
Total	35,511	46,961	56,423	50,602	32	59	42
<u>Virginia:</u>							
Accomack	9,356	6,317	10,362	11,191	-32	11	12
Culpeper	11,360	8,550	7,895	11,791	-34	-31	4
Pittsylvania	14,351	17,219	19,233	23,559	20	34	64
Smyth	5,964	7,351	11,162	6,852	23	87	15
Total	41,031	39,437	48,652	53,393	-4	19	30
<u>Kentucky:</u>							
Bourbon	5,346	8,205	5,615	5,599	53	5	5
Daviess	8,819	11,615	13,023	17,966	32	48	104
Shelby	7,746	11,920	12,805	11,094	54	65	43
Simpson	5,506	6,563	8,567	9,957	19	56	81
Total	27,417	38,303	40,010	44,618	40	46	63
<u>Tennessee:</u>							
Haywood	17,274	18,231	15,257	16,445	6	-12	-5
Jefferson	11,116	8,480	10,075	6,232	-24	-9	-44
Rutherford	11,473	12,177	17,086	22,072	6	50	92
Total	39,863	38,888	42,418	44,749	-2	6	12
<u>West Virginia:</u>							
Jefferson	4,454	2,636	4,289	4,309	-41	-4	-3
Lewis	6,112	1,956	5,725	8,640	-68	-6	41
Total	10,566	4,592	10,014	12,949	-57	-5	23
<u>Region (total 17 counties)</u>	154,388	168,181	197,517	206,309	9	28	34

^{1/} Minus sign denotes decreases.

Table 5.- Number of voluntary transfers and acreage as a percentage of all farms and total area in farms, 1/ 17 selected counties, Appalachian Region, 1941-44

State and county	Ratio of number of voluntary transfers to all farms 2/		Ratio of acreage in voluntary transfers to all land in farms 3/	
	1941-44	1944	1941-44	1944
	Percent	Percent	Percent	Percent
<u>North Carolina:</u>				
Davie	28.1	9.8	20.8	5.8
Northampton	14.1	4.5	16.4	3.8
Pitt	7.2	2.1	12.1	3.9
Sampson	19.4	5.3	21.5	5.5
Total	15.1	4.5	17.8	4.7
<u>Virginia:</u>				
Accomack	19.5	6.5	25.2	7.6
Culpeper	24.5	7.2	22.2	6.6
Pittsylvania	11.4	3.4	13.3	4.2
Smyth	20.2	5.4	18.0	3.9
Total	15.6	4.7	17.3	5.0
<u>Kentucky:</u>				
Bourbon	15.1	3.4	14.3	3.2
Daviess	20.6	6.9	19.8	6.9
Shelby	18.7	4.8	19.5	4.8
Simpson	25.6	7.7	19.6	6.4
Total	20.1	6.0	18.4	5.5
<u>Tennessee:</u>				
Haywood	11.8	3.1	25.3	6.2
Jefferson	22.6	5.3	20.9	3.6
Rutherford	16.9	5.9	17.7	6.2
Total	15.8	4.6	20.9	5.6
<u>West Virginia:</u>				
Jefferson	14.6	4.3	12.9	3.5
Lewis	15.2	5.6	9.9	3.8
Total	15.0	5.2	10.9	3.7
<u>Region (total 17 counties)</u>	16.2	4.8	17.8	5.1

- 1/ United States Census, 1940: Number of all farms, and all land in farms as of 1940.
 2/ Number of transfers divided by number of farms according to 1940 Census of Agriculture.
 3/ Acreage transferred divided by total area in farms according to 1940 Census of Agriculture.

For the group of counties as a whole, no significant change occurred in the average acres per sale during the period 1941-44 (table 6). The average acreage per transfer was slightly larger than the average size of all farms in the counties. In 7 of the 17 counties: Pitt County, North Carolina; Accomack, Culpeper, and Pittsylvania Counties, Virginia; Simpson County, Kentucky; Haywood County, Tennessee; and Lewis County, West Virginia, the average acreage per voluntary transfer in each of the 4 years was larger than the average size of farms in those counties.

Table 6.- Average acres per transfer, 1941-44, and average size of farms as of 1940, 17 selected counties, Appalachian Region

State and county	Average acres per transfer												Average size of farms ^{1/}
	All				Cash				Credit-financed				
	transfers				transfers				transfers				
	1941:	1942:	1943:	1944:	1941:	1942:	1943:	1944:	1941:	1942:	1943:	1944:	
North Carolina:	:	:	:	:	:	:	:	:	:	:	:	:	:
Davie	72:	66:	85:	56:	89:	67:	87:	56:	51:	73:	105:	65:	94
Northampton	82:	110:	100:	63:	91:	103:	104:	56:	70:	149:	84:	70:	74
Pitt	88:	80:	84:	98:	68:	76:	80:	69:	99:	83:	93:	108:	53
Sampson	58:	77:	78:	68:	55:	75:	79:	56:	58:	99:	85:	71:	64
Virginia:	:	:	:	:	:	:	:	:	:	:	:	:	:
Accomack	97:	92:	88:	79:	94:	89:	76:	74:	98:	89:	113:	93:	68
Culpeper	170:	116:	110:	134:	156:	94:	95:	91:	182:	139:	136:	226:	145
Pittsylvania	95:	90:	91:	99:	89:	90:	98:	94:	105:	89:	83:	103:	80
Smyth	72:	77:	87:	60:	62:	53:	95:	47:	83:	98:	77:	75:	83
Kentucky:	:	:	:	:	:	:	:	:	:	:	:	:	:
Bourbon	122:	152:	95:	122:	120:	154:	82:	113:	124:	144:	154:	135:	129
Daviess	68:	75:	78:	79:	61:	75:	90:	78:	74:	75:	74:	80:	79
Shelby	109:	124:	105:	110:	106:	121:	108:	93:	113:	129:	100:	130:	110
Simpson	72:	73:	86:	87:	53:	60:	77:	77:	91:	84:	93:	98:	105
Tennessee:	:	:	:	:	:	:	:	:	:	:	:	:	:
Haywood	123:	134:	105:	108:	108:	143:	112:	98:	141:	126:	101:	113:	54
Jefferson	84:	78:	80:	55:	85:	78:	78:	58:	83:	76:	84:	51:	81
Rutherford	80:	71:	97:	84:	75:	64:	76:	71:	84:	77:	110:	91:	80
West Virginia:	:	:	:	:	:	:	:	:	:	:	:	:	:
Jefferson	139:	115:	129:	116:	129:	136:	152:	112:	145:	103:	104:	122:	142
Lewis	77:	67:	84:	84:	65:	71:	87:	79:	88:	65:	79:	77:	124
Region (total 17 counties)	88:	90:	90:	83:	84:	88:	89:	74:	96:	97:	93:	94:	80

^{1/} 1940 Census. The average is for all farms.

From 1941 through 1944, cash transfers, for the most part, averaged smaller in acreage per transfer than credit-financed transfers. In 1941 cash transfers averaged smaller in acreage per transfer in all but Davie and Northampton Counties, North Carolina; and Jefferson County, Tennessee. However, in 1942 and 1943 credit-financed transfers averaged smaller in acres per transfer in six and eight counties, respectively. In 1944 the only counties showing smaller acreage for credit-financed transfers were Jefferson County, Tennessee, and Lewis County, West Virginia.

PRICE PER ACRE

Buyers of farm land during 1944 paid prices averaging 50 percent above the average paid in 1941 (table 7). The trend was upward during the entire period. The average price per acre of farm land advanced from \$38 in 1941 to \$45 in 1942; \$49 in 1943; and \$57 in 1944. This indicates an average increase of almost $1\frac{1}{2}$ percent per month in land prices for the last 3 years.

Among the States the largest increase occurred in North Carolina and Virginia, where prices in 1944 were 72 and 62 percent above those of 1941. For the individual counties the increase in average price per acre from 1941 to 1944 was highest in Davie County, North Carolina, while Jefferson County, West Virginia, was lowest--121 percent and 10 percent, respectively. The average price per acre increased approximately 100 percent in Pittsylvania County, Virginia, and 88 percent in Northampton County, North Carolina. In 9 of the 17 selected counties prices of land increased from 50 to 100 percent. Farm land sold for higher prices in 14 of the 17 counties during 1944 as compared with 1943. Two counties, Jefferson, West Virginia, and Pitt, North Carolina, showed a decrease; the average for Lewis County, West Virginia, did not change. For the group of counties as a whole, the average price per acre advanced about 16 percent.

The BAE index of average value per acre of farm real estate (based primarily on data from crop reporters, 1912-14 = 100) for the region as a whole increased from 116 on March 1, 1941, to 159 in 1944, and 181 in 1945, or an average of 1 percent per month. For the individual States the increase in the average value per acre from 1941 to 1944 ranged from 13 percent in West Virginia to 45 percent in Kentucky. Land values increased 27 percent in Virginia, and 42 percent in North Carolina and Tennessee.

The BAE index of average value per acre of farm real estate (1912-14 = 100) for the United States reached 114 on March 1, 1944; a rise of 34 percent from March 1, 1941; and 38 percent above the 1935-39 average. 6/ Farm real estate values for the country as a whole, rose 15 percent during the 12-month period ending March 1, 1944. A further increase of 11 percent was reported for the year ending March 1, 1945, bringing values to a level of 52 percent above the 1935-39 average.

The BAE index is based on estimated values for areas whereas the sales price data are on properties sold in the selected counties. Differences in the type and quality of land transferred may account for the greater or lesser rise in average sales prices for the selected counties than that shown by the index of estimated values for individual States or for the Appalachian Region.

6/ Regan, M. M.; Johnson, A. R.; and Clarenbach, Fred A., The Farm Real Estate Situation, 1943-1944. U. S. Dept. Agr. Cir. No. 721.

Table 7.- Average price per acre of farm land sold and percentage change, 17 selected counties, Appalachian Region, 1941-44

State and county	Average price per acre				Percentage change ^{1/}		
	1941	1942	1943	1944	1942 1941	1943 1941	1944 1941
	Dollars	Dollars	Dollars	Dollars	Percent	Percent	Percent
	:	:	:	:	:	:	:
<u>North Carolina:</u>	:	:	:	:	:	:	:
Davie	19	24	30	42	26	58	121
Northampton	26	31	28	49	24	8	88
Pitt	45	64	66	65	42	47	44
Sampson	24	22	27	44	-8	13	83
Total	29	31	35	50	7	21	72
<u>Virginia:</u>	:	:	:	:	:	:	:
Accomack	32	38	39	44	19	22	38
Culpeper	28	36	37	51	29	32	82
Pittsylvania	19	23	30	38	21	58	100
Smyth	47	55	51	77	17	9	64
Total	29	34	38	47	17	31	62
<u>Kentucky:</u>	:	:	:	:	:	:	:
Bourbon	146	151	154	169	3	5	16
Daviess	44	46	52	61	5	18	39
Shelby	74	79	98	108	7	32	46
Simpson	38	47	51	63	24	34	66
Total	71	79	81	87	11	14	23
<u>Tennessee:</u>	:	:	:	:	:	:	:
Haywood	21	20	36	35	-5	71	67
Jefferson	43	60	58	66	40	35	53
Rutherford	34	42	48	53	24	41	56
Total	31	36	46	48	16	48	55
<u>West Virginia:</u>	:	:	:	:	:	:	:
Jefferson	67	66	92	74	-1	37	10
Lewis	21	21	25	25	0	19	19
Total	42	47	54	43	12	29	2
Region (total 17 counties)	38	45	49	57	18	29	50

^{1/} Minus sign denotes a decrease.

The demand for land is still at a high level. Demand for all types of farm real estate by both farmers and nonfarmers has increased. Many farms are purchased on the basis of anticipated returns at present farm commodity prices instead of anticipated normal agricultural values. Owner-operators are buying land to enlarge their present units. Many nonfarmers are buying farms as an investment and as a hedge against inflation. The demand for farms by war veterans and by people who formerly lived in the country, but are temporarily engaged in war industry, will tend to force land prices still higher at the end of the war.

From 1941 through 1944 the average price per acre of farm land sold averaged considerably higher for credit-financed transfers than for cash sales in Northampton County, North Carolina; Culpeper County, Virginia; and Haywood and Rutherford Counties, Tennessee. Buyers of farm land who gave a mortgage at time of sale paid higher prices than did those who paid cash, except in 1942 when the reverse was true (table 8).

FINANCING FARM PURCHASES

In the 17 selected counties the total consideration for all sales has increased each year and has almost doubled since 1941 (table 9). Total consideration increased from 5.6 million dollars in 1941 to 7.2 million in 1942; 9.3 million in 1943; and to almost 11 million in 1944; an increase of almost 95 percent from 1941 to 1944. For the same period cash receipts from farm marketings (excluding Government-benefit payments) for the five States in the Appalachian Region increased 95.3 percent. The total consideration for cash sales increased almost 78 percent; for encumbered sales, the total consideration more than doubled.

The estimated amount of total mortgage indebtedness arising from credit-financed sales in the 17 selected counties increased from 2.0 million dollars in 1941 to 3.8 million dollars in 1944. The increase of 90 percent in the total mortgage debt on encumbered sales was somewhat less than the 107-percent increase in the total consideration for encumbered sales.

Little change occurred in the proportion of transfers, for which all cash was paid (table 10). Each year since 1941 over half (53 to 57 percent) of the total transfers were for cash. During each quarter except for the third quarter of 1943 and the fourth quarter of 1944, cash sales made up over 50 percent of all voluntary transfers (fig. 2).

From 1941 to 1943 roughly three-fifths of the total acreage transferred, and one-half of the total consideration involved was for cash. In 1944 less than half of the total acreage transferred and total consideration involved (48 and 45 percent) was for cash.

Since the beginning of the survey in 1941 no significant change has taken place in the type of mortgage used in financing sales. Purchase-money mortgages and other new mortgages were used to somewhat greater extent in 1944 than in preceding years. A slight decrease occurred in mortgage sales on which mortgages were assumed as a part of the contract. Sales financed by combination of two or more types of mortgages remained unchanged at 2 percent of all sales.

Table 8.- Average price per acre by type of financing, 17 selected counties, Appalachian Region, 1941-44 ^{1/}

State and county	Cash transfers				Credit-financed transfers			
	1941	1942	1943	1944	1941	1942	1943	1944
	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars
<u>North Carolina:</u>								
Davie	18	24	31	41	23	22	28	45
Northampton	23	29	26	43	33	36	35	53
Pitt	33	61	63	69	50	65	69	63
Sampson	22	23	22	42	26	22	35	47
Total	23	29	30	46	38	34	43	53
<u>Virginia:</u>								
Accomack	29	40	42	43	37	35	36	44
Culpeper	26	26	29	47	31	43	47	54
Pittsylvania	20	20	28	31	19	25	34	44
Smyth	41	48	37	85	52	58	72	71
Total	26	29	33	44	32	40	45	51
<u>Kentucky:</u>								
Bourbon	142	151	149	179	152	150	168	157
Daviess	35	46	45	55	49	46	56	67
Shelby	74	83	104	100	74	75	85	114
Simpson	37	46	51	65	38	48	50	60
Total	77	91	94	85	66	64	70	88
<u>Tennessee:</u>								
Haywood	21	17	34	25	22	24	38	41
Jefferson	45	61	63	64	41	57	49	69
Rutherford	33	37	41	45	36	45	52	56
Total	31	36	46	42	31	36	46	52
<u>West Virginia:</u>								
Jefferson	69	62	92	77	65	69	91	71
Lewis	22	19	26	23	21	23	24	28
Total	37	40	53	42	45	54	55	43
Region (total 17 counties)	36	46	48	54	41	43	51	59

^{1/} Actual sales for which the consideration could be determined.

Table 9.- Total consideration of all sales, by types of financing and amount of encumbrance, 17 selected counties, Appalachian Region, 1941-44

Item	:	:	:	:	:	Percentage change ^{1/}			
						1941 to	1942 to	1943 to	1944 to
						1941 to	1942 to	1943 to	1944 to
						1942	1943	1944	1944
						Percent	Percent	Percent	Percent
Total consideration:	:	:	:	:	:	:	:	:	:
All sales ^{2/}	:	5.6	7.2	9.3	10.9	28.6	29.2	17.2	94.6
Cash sales ^{2/}	:	2.7	4.0	4.9	4.8	48.1	22.5	-2.1	77.8
Encumbered sales ^{3/}	:	2.9	3.2	4.4	6.0	10.3	37.5	36.4	106.9
Total mortgage debt	:	2.0	2.1	2.9	3.8	5.0	38.1	31.0	90.0

^{1/} Minus sign denotes decrease.

^{2/} Based on actual sales for which the consideration could be determined.

^{3/} Based on encumbered sales, for which the consideration and amount of mortgage could be determined.

The average down payment in transfers of properties encumbered after sale increased from 31 percent of the total consideration in 1941 to 37 percent in 1944 (table 11). However, the selling price of such sales also increased so that the average indebtedness per acre increased from \$28 in 1941 to \$38 in 1944.

In 7 of the 17 selected counties, the average mortgage debt per acre on encumbered sales in 1944 exceeded the average purchase price of all sales in 1941. In 6 counties the average mortgage debt per acre on properties encumbered after sale in 1944 about equaled the average purchase price of all sales in 1941. In the remaining 4 counties the average mortgage debt per acre on properties encumbered after sale in 1944 was considerably less than the average purchase price of all sales in 1941.

For the group of counties as a whole, the average mortgage debt per acre on properties encumbered after sale in 1944 was the same as the average purchase price of all sales in 1941 (\$38).

In 1941 and 1942 down payments of less than 25 percent were made in connection with more than one-half (54 percent) of the properties encumbered after sale, compared with 43.9 percent in 1943; and 42.6 percent in 1944 (table 12). Over one-fourth (27.7 percent) of the credit-financed transfers in 1941 were encumbered to the extent of 50 to 74 percent of the purchase price, compared with over one-third (34.9 percent) in 1944. Less than one-fifth (18.0 percent) of the credit-financed sales in 1941 were encumbered to the extent of less than 50 percent of the purchase price, as compared with less than one-fourth (22.5 percent) in 1944.

Almost half (48.3 percent) of the total indebtedness resulting from new credit-financed sales in 1944 was on properties encumbered three-fourths or more of the

Table 10.- Number of farm real estate transfers by type of financing and classes of mortgages,
17 selected counties, Appalachian Region, 1941-44

State and county	Cash transfers	Credit-financed transfers										Combination							
		Purchase money mortgages		Other new mortgages		Assumed mortgages													
		Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:	Pct.:
North Carolina:																			
Davie	70	72	67	73	10	22	8	8	20	6	23	17	--	--	--	2	--	2	--
Northampton	66	74	71	49	9	6	12	20	24	20	14	27	1	--	2	2	--	1	2
Pitt	36	41	49	46	13	18	20	24	35	35	23	21	7	1	3	8	9	5	1
Sampson	67	63	69	62	9	7	10	13	22	26	16	22	2	4	4	2	--	1	1
Virginia:																			
Accomack	68	67	68	73	12	15	19	13	20	14	13	12	--	4	--	1	--	--	1
Culpeper	49	53	64	68	17	16	12	10	30	24	14	14	4	3	7	5	--	4	3
Pittsylvania	63	58	56	49	13	19	21	17	21	20	20	33	1	1	2	1	2	2	1
Smyth	53	45	55	51	30	33	23	30	10	10	17	12	5	7	3	6	2	5	2
Kentucky:																			
Bourbon	64	81	83	61	16	13	10	15	9	6	--	22	5	--	5	2	4	--	2
Daviess	43	44	32	51	22	19	38	30	15	26	16	10	13	9	7	4	7	7	5
Shelby	56	58	69	51	17	11	16	14	14	30	6	28	2	1	5	3	11	--	4
Simpson	39	46	46	54	14	25	28	23	40	27	23	18	4	1	1	3	3	1	2
Tennessee:																			
Haywood	55	46	36	41	22	31	20	23	14	20	39	31	8	2	3	5	1	1	--
Jefferson	51	77	65	59	30	16	20	19	11	1	9	20	8	4	5	1	--	1	1
Rutherford	45	41	37	34	42	42	39	44	1	8	9	15	9	6	8	4	3	3	7
Nest Virginia:																			
Jefferson	31	35	55	54	3	26	6	20	46	39	27	14	10	--	6	9	10	--	6
Lewis	58	57	66	55	27	22	24	30	11	14	9	8	4	7	1	6	--	--	1
Region (total 17 counties)	55	56	57	53	20	20	20	22	16	19	17	20	5	3	4	3	2	2	2

PERCENTAGE OF FARM REAL ESTATE TRANSFERS BY TYPE OF FINANCING, BY QUARTERS, APPALACHIAN REGION, 1941-44

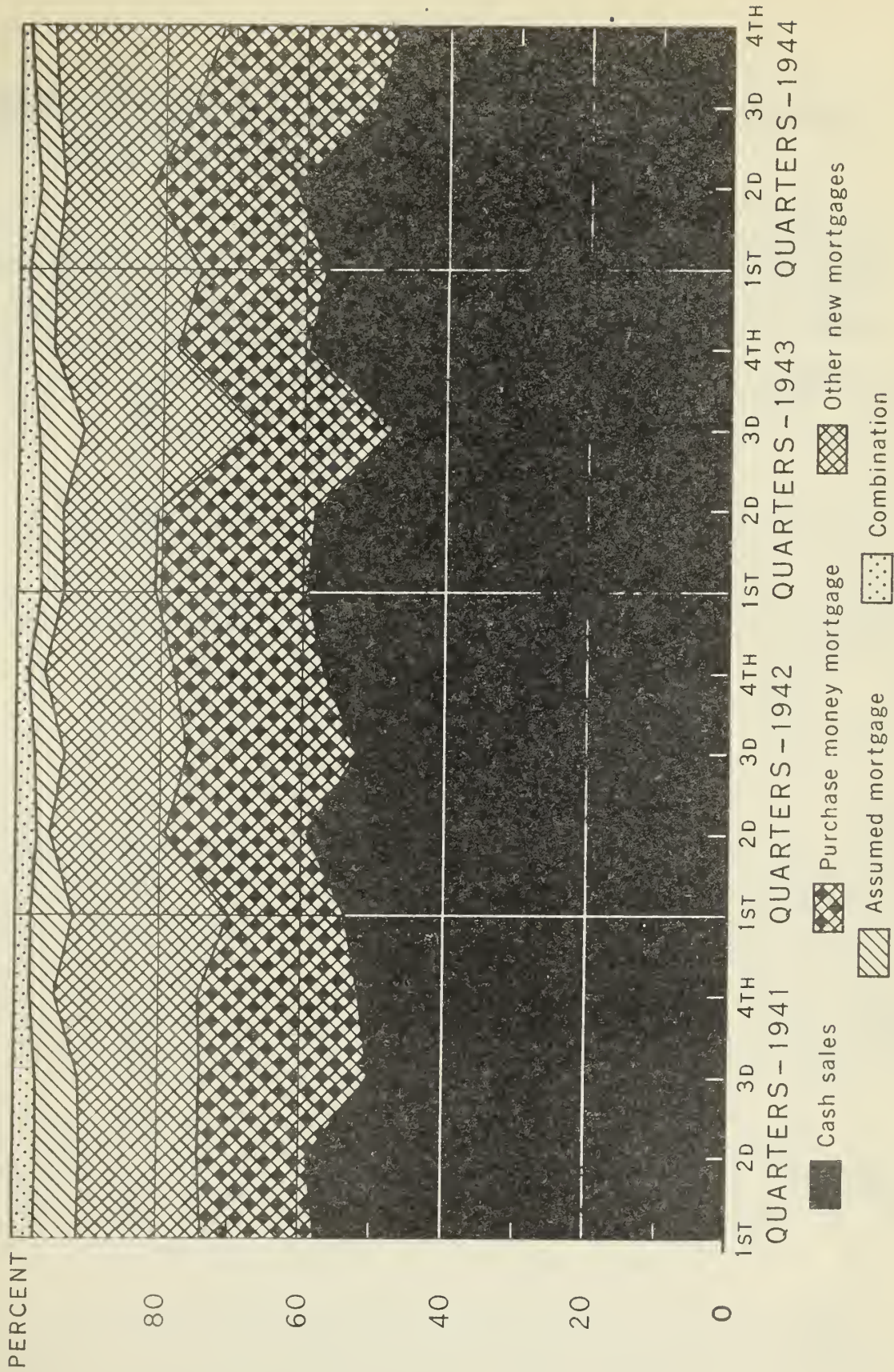


FIGURE 2

Table 11.- Credit-financed transfers: Amount of credit by ratio of encumbrance to consideration, and average mortgage debt per acre, 17 selected counties, Appalachian Region, 1941-44 ^{1/}

State and county	Amount of credit by ratio of encumbrance to consideration				Average mortgage debt per acre			
	1941	1942	1943	1944	1941	1942	1943	1944
	Percent	Percent	Percent	Percent	Dollars	Dollars	Dollars	Dollars
<u>North Carolina:</u>								
Davie	72	92	70	66	17	20	19	30
Northampton	83	79	76	79	27	28	27	42
Pitt	76	72	69	69	37	47	47	43
Sampson	81	71	69	72	21	16	24	34
Total	78	73	70	72	30	25	30	38
<u>Virginia:</u>								
Accomack	77	76	63	69	28	27	23	31
Culpeper	84	71	67	50	26	31	32	27
Pittsylvania	77	75	75	66	14	19	25	29
Smyth	57	59	51	58	29	35	37	41
Total	73	68	63	60	23	27	28	31
<u>Kentucky:</u>								
Bourbon	52	56	50	51	79	84	84	79
Daviess	66	69	62	61	32	32	34	41
Shelby	51	43	61	51	38	32	52	58
Simpson	79	80	73	72	30	38	37	44
Total	60	59	61	57	39	38	43	50
<u>Tennessee:</u>								
Haywood	75	80	80	78	16	19	30	32
Jefferson	53	37	53	58	22	21	26	40
Rutherford	77	68	64	66	28	30	33	37
Total	68	66	67	68	21	24	31	35
<u>West Virginia:</u>								
Jefferson	79	70	67	60	52	49	62	42
Lewis	70	59	71	69	15	13	17	19
Total	77	69	68	64	35	37	38	27
Region (total 17 counties)	69	66	66	63	28	28	33	38

^{1/} Credit-financed transfers for which the consideration and amount of mortgage could be determined.

purchase price; over one-third (34.9 percent) on properties encumbered 50 to 74 percent; and only 16.8 percent on properties that were encumbered for less than half of the purchase price.

In 1941 slightly over three-fifths (60.9 percent) of the total indebtedness resulting from new credit-financed sales was on properties that were encumbered to the extent of three-fourths or more of the purchase price; 26.5 percent on properties encumbered to the extent of 50 to 74 percent; and only 12.6 percent was on properties that were encumbered for less than one-half of the purchase price.

Table 12.- Credit-financed transfers: Number of sales and amount of credit by ratio of encumbrance to consideration, 17 selected counties, Appalachian Region, 1941-44

Year	Number of transfers by ratio of				Amount of credit by ratio of			
	encumbrance to consideration				encumbrance to consideration			
	Under 25	25 to 49	50 to 74	75 and over	Under 25	25 to 49	50 to 74	75 and over
	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
1941	3.9	14.1	27.7	54.3	0.9	11.7	26.5	60.9
1942	4.1	13.7	28.2	54.0	1.2	12.9	27.5	58.4
1943	4.5	16.0	35.6	43.9	1.4	13.0	34.8	50.8
1944	3.7	18.8	34.9	42.6	1.2	15.6	34.9	48.3

Individuals furnished almost three-fifths (58.5 percent) of all the credit extended to farm real estate buyers for financing purchases in 1944, compared with only 37.6 percent in 1941. This method of financing purchases has increased each year since 1941 (table 13 and fig. 3). Federal Land Banks are extending a decreasing proportion of the credit in financing transfers. Insurance companies furnished 16.6 percent of the credit used in financing transfers in 1941, but only 8.3 percent in 1942. The proportion of such credit furnished by insurance companies increased from 8.2 percent in 1943 to 10.5 percent in 1944. The proportion of credit furnished by commercial banks for financing purchases remained practically unchanged from 1941 through 1943, but increased from 10.8 percent in 1943 to 15.4 percent in 1944.

Only fragmentary data are available as to additional security used in financing land purchases and on interest rates and terms of repayments. However, it has been observed that only occasionally do buyers mortgage other land to finance their purchases. Most loans are made at interest rates of from 4 to 6 percent, and a considerably larger proportion are to be repaid in less than 10 years than in longer periods.

Data on type of borrowers are available for the last 2 years only. Approximately four-fifths of the credit-financed transfers were classified according to type of borrowers. Of the total transfers and acreage transferred that were encumbered at time of sale, roughly one-fourth were to tenants. Buyers of farm lands who were already owner-operators decreased in relative importance as borrowers, and nonfarmers increased (table 14).

Table 13.- Distribution of number of credit-financed transfers and amount of credit by type of lenders, 17 selected counties, Appalachian Region, 1941-44

Type of lenders	Year	Credit		First lien		All liens ^{1/}	
		financed	Distri-	Ratio of credit	Distri-	Ratio of credit	
		transfers	bution	to consideration	bution	to consideration	
		Number	Percent	Percent	Percent	Percent	
Individuals	1941	408	39.3	67.7	37.6	68.0	
	1942	433	45.9	65.1	44.4	66.1	
	1943	593	56.6	64.4	53.2	65.7	
	1944	701	59.8	63.8	58.5	64.5	
Federal Land Bank and Commission- ers' loans	1941	107	17.1	50.5	19.1	59.4	
	1942	80	11.7	44.8	14.1	56.6	
	1943	73	9.0	42.5	13.8	70.2	
	1944	60	5.2	42.9	6.4	55.0	
Insurance companies	1941	54	15.8	80.2	16.6	66.3	
	1942	38	7.6	55.9	8.3	64.1	
	1943	38	8.6	55.3	8.2	57.9	
	1944	50	9.9	48.1	10.5	52.3	
Commercial banks	1941	91	11.7	68.8	11.3	69.7	
	1942	94	12.4	63.2	11.9	63.4	
	1943	105	11.3	59.8	10.8	61.8	
	1944	191	15.5	58.8	15.4	60.3	
Others ^{2/}	1941	86	16.1	91.2	15.4	91.2	
	1942	132	22.4	74.6	21.3	74.6	
	1943	118	14.5	74.1	14.0	78.1	
	1944	93	9.6	83.0	9.2	83.0	

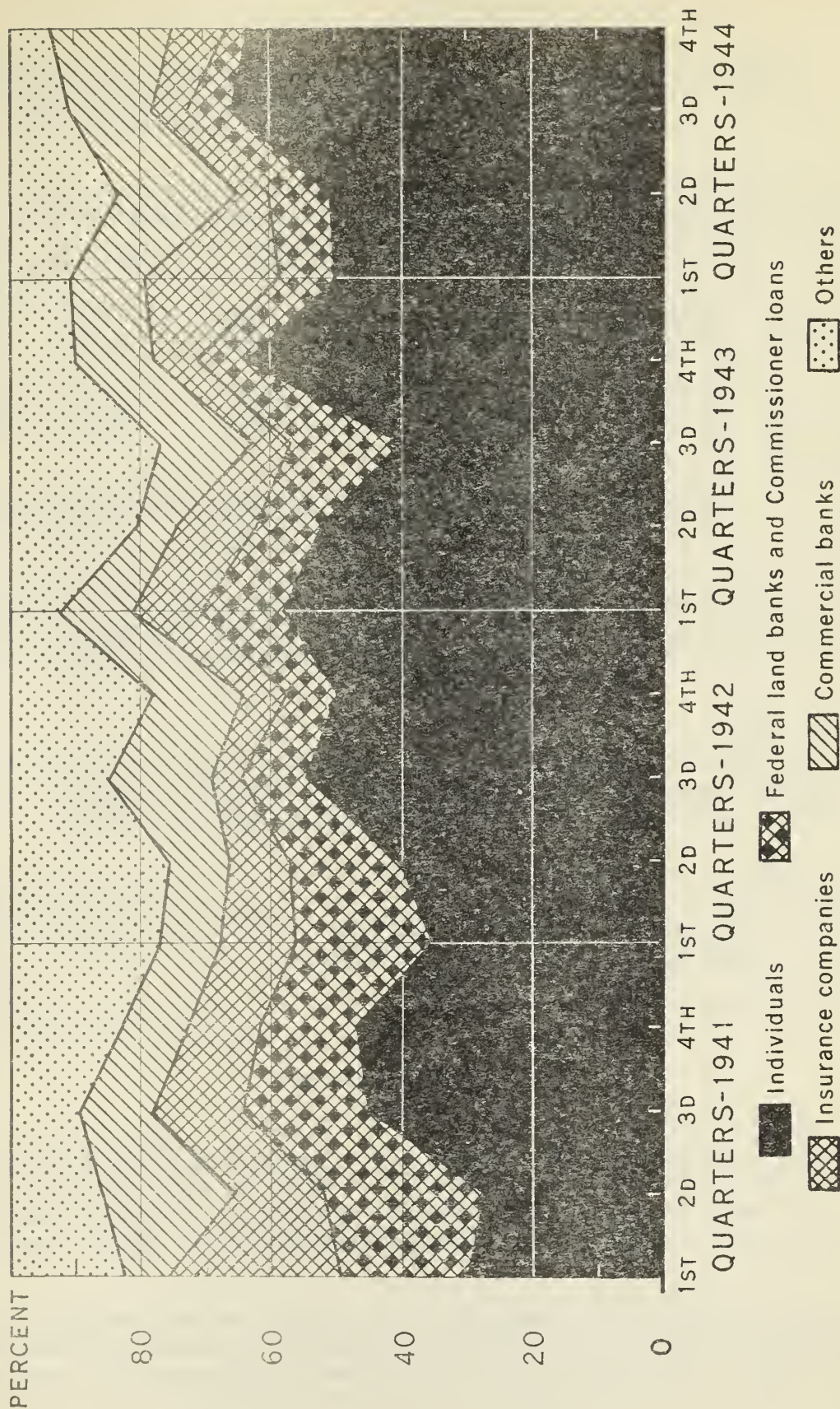
^{1/} Classified according to holders of prior liens.

^{2/} Includes Farm Security Administration.

The average equity of former tenants in properties encumbered after sale increased from 22 percent in 1943 to 25 percent in 1944, and those of nonfarmers, from 32 percent in 1943 to 45 percent in 1944, whereas for owner-operators the average equity decreased from 39 percent in 1943 to 36 percent in 1944.

The average price per acre on credit-financed transfers by type of borrowers shown in table 14 indicates that tenants paid less for their land than owner-operators and nonfarmers. The higher price per acre paid by owner-operators and nonfarmers is not only due to better quality land, but also to improvement value, location, and several other factors.

PERCENTAGE OF ALL CREDIT* EXTENDED TO BUYERS OF FARM LAND BY TYPE OF LENDERS, BY QUARTERS, APPALACHIAN REGION, 1941-44



* CLASSIFIED ACCORDING TO HOLDER OF PRIOR LIEN

Table 14.- Distribution of number of credit-financed transfers, acreage, amount of credit, and other items by type of borrowers, 17 selected counties, Appalachian Region, 1943-44

Item	Unit	Owner-operators		Nonfarmers		Tenants ^{1/}	
		1943	1944	1943	1944	1943	1944
Properties	Number	381	419	166	224	194	238
Distribution	Percent	51.4	47.6	22.4	25.4	26.2	27.0
Acreage	Acres	34,875	36,529	19,647	26,114	16,193	21,324
Distribution	Percent	49.3	43.5	27.8	31.1	22.9	25.4
Consideration:							
Total	Dollars	1,954,746	2,181,678	972,433	2,017,934	741,694	971,158
Per acre	Dollars	56.05	59.72	49.50	77.27	45.80	45.54
Mortgage debt:							
Total	Dollars	1,186,792	1,403,762	656,496	1,115,397	578,366	730,090
Distribution	Percent	49.0	43.2	27.1	34.3	23.9	22.5
Per acre	Dollars	34.03	38.43	33.41	42.71	35.72	34.24
Distribution of credit by type of liens:							
First liens	Percent	94.2	97.3	91.6	94.9	97.3	97.4
Jr. liens	Percent	5.8	2.7	8.4	5.1	2.7	2.6
Ratio of credit to consideration	Percent	60.7	64.3	67.5	55.3	78.0	75.2

^{1/} Includes farm laborers and farm boys.

TYPE OF SELLERS

During the 4-year period 1941-44, the proportion of sales of farm properties by individuals increased and the proportion of sales by corporations decreased. The proportion of sales made by estates remained practically unchanged (table 15). Individuals sold three-fourths of the properties transferred in 1941, compared with four-fifths in 1944.

Owner-operators sold 60 percent of the properties transferred in 1941, and only 48 percent in 1944. The proportion of sales by nonfarmers has increased each year since 1941. The proportion of sales by insurance companies, banks, and other corporations decreased from 8 percent in 1941 to 4 percent in 1944. The liquidation of estates continued as an important part of the land market, accounting for 16 to 18 percent of all properties transferred during the 4-year period.

Table 15.- Percentage of farm real estate transfers by type of sellers in selected counties, Appalachian Region, 1941-44

Type of sellers	1941	1942	1943	1944
	Percent	Percent	Percent	Percent
Individuals:				
Owner-operators	60	56	47	48
Nonfarmers	9	15	26	32
Unclassified	6	5	4	—
Estates	17	16	18	16
Corporations	8	7	5	4
Total	100	100	100	100

Sixty-three percent of the owner-operators who sold land in 1941 continued farming on land not sold; or as owner-operators on other farms; or as operating tenants (table 16). Twenty-one percent entered other civilian occupations, and 16 percent retired. In 1944, 69 percent of the owner-operators who sold land continued farming, 9 percent entered other civilian occupations, and 21 percent retired.

Table 16.- Percentage of farm real estate transfers by occupation or status of owner-operators after sale in selected counties, Appalachian Region, 1941-44

Occupation or status of owner-operators after sale	1941	1942	1943	1944
	Percent	Percent	Percent	Percent
Continued farming	63	67	69	69
Entered other civilian occupation	21	17	8	9
Retirement	16	15	22	21
Armed forces	—	1	1	1
Total	100	100	100	100

TYPE OF BUYERS

Farmer buyers purchased 70 percent of the properties transferred in 1944, as compared with 85 percent in 1941 (table 17). Sixty-seven percent of all the buyers of farm land in 1941 were already owner-operators, compared with only 54 percent in 1944. Nonfarmer purchases increased from 15 percent in 1941 to 30 percent in 1944.

Ninety percent of the nonfarmer buyers in 1941 were residents of the county where the purchased farms were located, compared with 79 percent in 1942. Resident-nonfarmer buyers increased from 76 percent in 1943 to 80 percent in 1944. No significant change occurred in the proportion of farm real estate buyers that were tenants. In 1944 tenant buyers purchased 16 percent of the properties transferred. This is approximately the same proportion (17 percent) as reported in 1943. Tenants bought 18 percent of the properties transferred in 1941, and 20 percent in 1942.

Table 17.- Percentages of farm real estate transfers by type of buyers in selected counties, Appalachian Region, 1941-44

Type of buyers	1941	1942	1943	1944
	Percent	Percent	Percent	Percent
Active farmers:				
Owner-operators ^{1/}	67	66	57	54
Tenants	18	20	17	16
Total	85	86	74	70
Nonfarmers:				
Resident	13	11	20	24
Nonresident	2	3	6	6
Total	15	14	26	30

^{1/} Includes other farmers.

Although a large majority of the buyers intend to operate the land purchased, the proportion has decreased during each of the last 4 years from 87 percent in 1941 to 75 percent in 1944 (table 18).

Table 18.- Percentage of farm real estate transfers by intent of buyer in selected counties, Appalachian Region, 1941-44

Intent of buyer	1941	1942	1943	1944
	Percent	Percent	Percent	Percent
To operate	87	84	79	75
To lease	13	16	21	25
Total	100	100	100	100

The proportion of farmers intending to lease increased from 2 percent in 1943 to 6 percent in 1944 (table 19). Nonfarmer buyers intending to lease increased from 67 percent in 1943 to 70 percent in 1944.

Table 19.— Percentage of each purchaser group, by intent of buyer in selected counties, Appalachian Region, 1943-44

Intent of buyer	1943			1944		
	Active	Nonfarmers	All	Active	Nonfarmers	All
	farmers ^{1/}			farmers ^{1/}		
	Percent	Percent	Percent	Percent	Percent	Percent
To operate	98	33	79	94	30	75
To lease	2	67	21	6	70	25
Total	100	100	100	100	100	100

^{1/} Includes owner-operators, tenants, and farm laborers.

RESALES OF FARM LAND

It is difficult to say how many farms are purchased on a speculative-profit motive; but the number of sales of land after a limited period of ownership for the group of counties is high. Resales of farm properties purchased since December 31, 1940, accounted for 14 percent of all farm real estate transfers in 1944 (table 20). Two-fifths (41 percent) of such sales involved land held by the seller for less than 1 year.

The proportion of all sales that were resales of properties acquired since 1940 ranged from 8.8 percent in North Carolina to 21.8 percent in Kentucky. For the individual counties, Bourbon County, Kentucky, with relatively high land values, was highest in this respect; and Haywood County, Tennessee, with relatively low land values was lowest; 42.9 and 4.4 percent, respectively.

Approximately 10 percent of the sales and 9 percent of the total acreage transferred in 1944 were resales of properties purchased during the preceding 24 months.

An average of 27 percent increase in price was realized from resales made in 1944 on properties that had been held for less than 4 years (table 21). Such resale gains ranged from 2.2 percent in Haywood County, Tennessee, to 43 percent in Daviess County, Kentucky.

Table 20.- Number of sales that have been acquired within selected periods, 17 selected counties, Appalachian Region, 1944

State and county	Number of resales by month between sales					All resales of			
	6	7	13	19		Ratio of number of	properties pur-		
	months	to	to	to		resales and total	chased after		
	or less	12	18	24		acres in resales	December 31, 1940		
	Number	Number	Number	Number	Percent	Percent	Number	Percent	
<u>North Carolina:</u>									
Davie	2	2	2	5	7.4	7.8	14	9.4	
Northampton	5	—	1	2	6.1	3.4	9	6.8	
Pitt	3	2	5	2	10.2	10.2	14	11.9	
Sampson	8	4	3	4	6.4	6.6	24	8.1	
Total	18	8	11	13	7.2	7.1	61	8.8	
<u>Virginia:</u>									
Accomack	4	2	1	3	7.1	6.0	16	11.3	
Culpeper	2	2	2	—	6.8	4.5	14	15.9	
Pittsylvania	10	6	4	3	9.7	8.0	27	11.4	
Smyth	6	6	3	2	14.9	12.6	21	18.4	
Total	22	16	10	8	9.7	7.4	78	13.4	
<u>Kentucky:</u>									
Bourbon	1	—	1	—	28.6	11.6	3	42.9	
Daviess	12	7	9	4	14.0	12.7	47	20.6	
Shelby	—	1	2	1	17.4	30.2	8	34.8	
Simpson	7	2	1	3	11.4	11.2	23	20.2	
Total	20	10	13	8	13.7	13.8	81	21.8	
<u>Tennessee:</u>									
Haywood	2	1	—	—	4.4	5.7	3	4.4	
Jefferson	2	1	7	1	9.7	9.1	19	16.8	
Rutherford	11	8	9	8	13.7	12.2	55	21.0	
Total	15	10	16	9	11.3	10.5	77	17.4	
<u>West Virginia:</u>									
Jefferson	1	1	1	—	8.1	5.6	4	10.8	
Lewis	1	5	—	—	7.7	7.8	8	10.3	
Total	2	6	1	—	7.8	6.9	12	10.4	
Region (total 17 counties)	77	50	51	38	9.8	9.1	309	14.0	

Table 21.- Price of farm land sold that had been acquired since December 31, 1940, 17 selected counties, Appalachian Region, 1944 ^{1/}

State and county	Number of resales	Total acreage	Price per acre		Increase in sell- ing price
			First	Subsequent	
			purchase	sale	
	Number	Acres	Dollars	Dollars	Percent
<u>North Carolina:</u>					
Davie	7	524	46.58	50.48	8.0
Northampton	4	122	73.37	83.62	14.0
Pitt	12	1,036	65.51	88.67	35.5
Sampson	17	1,387	35.58	43.52	22.3
Total	40	3,069	49.42	61.54	24.5
<u>Virginia:</u>					
Accomack	9	712	22.61	30.37	34.3
Culpeper	12	1,389	33.75	45.54	35.0
Pittsylvania	16	1,229	30.98	40.92	32.1
Smyth	16	1,500	56.45	64.27	13.9
Total	53	4,930	38.82	48.28	24.4
<u>Kentucky:</u>					
Bourbon	3	279	172.04	192.74	12.0
Daviess	40	2,569	43.45	62.14	43.0
Shelby	7	1,412	125.75	165.12	31.3
Simpson	18	1,342	53.28	73.81	38.5
Total	68	5,602	72.95	97.40	33.5
<u>Tennessee:</u>					
Haywood	3	337	20.77	21.24	2.2
Jefferson	16	884	33.08	47.25	42.8
Rutherford	50	4,025	51.19	59.87	17.0
Total	69	5,246	46.18	55.26	19.7
<u>West Virginia:</u>					
Jefferson	4	429	45.45	60.84	33.9
Lewis	5	261	20.44	25.00	22.3
Total	9	690	35.99	47.28	31.4
Region (total 17 counties)	239	19,537	52.15	66.29	27.1

^{1/} Based on the number of sales, for which the full purchase and selling prices were determined.

Table 22.- Summary of statistical data on farm real estate transfers in 17 selected counties, Appalachian Region, 1941-44

Item	Unit	Year			
		1941	1942	1943	1944
Transfers	Number	1,754	1,872	2,199	2,475
Sold for cash	Percent	54.6	55.8	56.9	53.3
Total land in tracts	Acres	154,388	168,181	197,517	206,309
Sold for cash	Percent	51.0	53.6	55.6	47.7
Average acres per sale	Acres	88	90	90	83
Average price per acre	Dollars	38	45	49	57
<u>Credit-financed transfers:</u>					
Buyers' equity	Percent	31	34	34	37
Average mortgage debt per acre	Dollars	28	28	33	38
<u>Number of transfers by ratio of encumbrance to consideration:</u>					
Under 25 percent	Percent	3.9	4.1	4.5	3.7
25 to 49 percent	Percent	14.1	13.7	16.0	18.8
50 to 74 percent	Percent	27.7	28.2	35.6	34.9
75 percent and over	Percent	54.3	54.0	43.9	42.6
<u>Distribution of amount of credit by type of lenders: 1/</u>					
Individuals	Percent	37.6	44.4	53.2	58.5
Federal Land Bank and Commissioners' loans	Percent	19.1	14.1	13.8	6.4
Insurance companies	Percent	16.6	8.3	8.2	10.5
Commercial banks	Percent	11.3	11.9	10.8	15.4
Others	Percent	15.4	21.3	14.0	9.2
<u>Type of sellers:</u>					
Owner-operators	Percent	60	56	47	48
Nonfarmers	Percent	15	21	30	32
Estates	Percent	17	16	18	16
Corporations	Percent	8	7	5	4
<u>Type of buyers:</u>					
Owner-operators	Percent	67	66	55	54
Tenants	Percent	18	20	16	16
Nonfarmers	Percent	15	14	29	30
<u>Intent of buyer:</u>					
To operate	Percent	87	84	79	75
To lease	Percent	13	16	21	25

1/ Classified according to holder of prior lien.